



**£225,000**

3 The Lawns Fairlee Road, Newport, Isle of Wight, PO30 2PT





Welcome to The Lawns, Fairlee Road, Newport - a charming location for this delightful over 55's retirement bungalow. This spacious end of terrace bungalow offers a perfect blend of comfort and convenience, with a lounge/ diner, two double bedrooms, and bathroom, providing ample space for a cosy yet spacious living experience.

One of the standout features of this property is the communal parking, it is offered on a first come first use basis. The communal garden is a lovely addition, perfect for enjoying a cup of tea in the fresh air or socialising with friendly neighbours without the need to cut the grass.

Being chain-free, this property presents a rare opportunity to make a hassle-free move into a peaceful and welcoming community. Whether you're looking to downsize or simply enjoy the benefits of retirement living, this bungalow ticks all the boxes.

The home is a 5 minute drive from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. Located close by are two bus stops.

Don't miss out on the chance to own a piece of tranquillity in this sought-after location. Book a viewing today and envision yourself enjoying the comforts of this lovely retirement bungalow on Fairlee Road.



Hallway

Lounge/ diner 16'4" x 13'6"

Kitchen 13'2" x 10'4"

Bedroom 1 14'0" x 13'2"

Bedroom 2 10'0" x 9'5"

Bathroom 7'0" x 6'6"

**Communal Parking**

Located to the side and rear of the property is the communal parking offered on a first come first use basis.

**Outside**

The bungalow is surrounded by large communal gardens that can be enjoyed year round. There is also a refuse area.

**Council Tax**

Band C

**Additional Information**

Leasehold

Lease Remaining - 962 years

Maintanance Fees = £520 per quarter - This includes garden maintainance, window cleaning, buildings Insurance and some maintainance, this is to be confirmed by the management company.

**Services**

Unconfirmed gas, electric, telephone, mains water and drainage.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix iOS/4

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |



**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: [eastcowes@wright-iw.co.uk](mailto:eastcowes@wright-iw.co.uk)**

**wright**  
estate agency